

DC2 Process: DC2(285):

- 1. Go to <u>maps.edmonton.ca</u> using your internet browser.
- 2. Enter the Address of the Proposed Sign Location: i.e. 10321 34 AVENUE NW
- **3.** Click on *Zoning for this Address.*



- 4. In this case the Zone is: DC2(285)
- 5. Go to the Zoning Bylaw web page: <u>http://www.edmonton.ca/bylaws_licences/bylaws/zoning-bylaw.aspx</u> or <u>www.edmonton.ca/temporarysigns</u> under the **How do I Obtain the Service?** heading.
- Select the link (DC2) Site Specific Development Control Provision for individual sites, and click on DC2(285).

	Home > 200 > DC2.28
DC2.258 (Area B) DC2.259 DC2.259 DC2.260	(DC2) Site Specific Development Control Provision Part IV Edmonton Zoning Bylaw
DC2.261	Section DC2.285
DC2.263	**Amended by Bylaw 10691 May 24, 1994 re: Alcohol Sales**
DC2.265 DC2.266 DC2.267	Bylaw 10164 August 17, 1992
DC2.268	DC2.285.1. General Purpose
DC2.269 DC2.270 DC2.271 DC2.272 DC2.272 DC2.273	To establish a site specific development control district for retail, general commercial and office uses such that by establishing specific site development criteria, a compatible relationship with surrounding land uses will be achieved.
DC2.273 DC2.274 (Area A)	DC2.285.2. Area of Application
DC2.275 DC2.276 DC2.277 DC2.277 DC2.278	This DC5 District shall apply to Area A, Plan 872 1624 and Areas D and E, Plan 912 3376, all as shown on the sketch plan, being Schedule "A" to the Bylaw adopting this DC5 District, Calgary Trail South, Steinhauer, Kaskitayo.
DC2.279 DC2.280	DC2.285.3. Uses
DC2.281 DC2.282	a. Business Support Services
DC2.283 (Area A) DC2.283 (Area B)	b. Convenience Retail Stores
DC2.284	C. Drive-in Food Services



7. The regulations for Section DC2(285) will open, showing the **date of approval**. This DC2 was approved by Council on **August 17, 1992**.

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	Section DC2.285										
	Amended by Bylaw 10691 May 24, 1994 re: Alcohol Sales										
	Bylaw 1016 August 17, 1										
	DC2.285.	.1.	General Purp	ose							
	To establish a site specific development control district for retail, general commercial and office such that by establishing specific site development criteria, a compatible relationship with surrounding land uses will be achieved.									office use:	3
	DC2.285.2	.2.	Area of Appli	cation							
	This DC5 District shall apply to Area A, Plan 872 1624 and Areas D and E, Plan 912 3376, all as shown on the sketch plan, being Schedule "A" to the Bylaw adopting this DC5 District, Calgary Trail South, Steinhauer, Kaskitayo.										
	DC2.285.3	.3.	Uses								
	a. Busir	iness Sı	upport Service	S							
	b. Conv	venieno	ce Retail Store	5							
-	c. Drive	e-in Fo	od Services								•
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- 8. Scroll down the page to find **Uses**. In this case the DC2 makes no reference to any signs in the use categories, however under Section DC2.285.4 *Development Criteria* signs are referenced.
- 9. Section DC2.285.4.k. refers to signs as follows: Signs shall be allowed in accordance with Sign Schedule Section 79D of the Land Use Bylaw subject to the following additional provisions: a comprehensive Sign Design Plan and Schedule consistent with the overall intent of Section 79E of the Land Use Bylaw shall be prepared for each phase of the Development to be approved by the Development Officer, having regard to the following additional requirements;
 - i. no part of a freestanding sign shall extend beyond the property line, and signs shall have a separation distance of at least 30 m; and
 - ii. individual business identification signs located on the facade shall be similar as to proportion, construction materials and placement. The design and placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that signage does not detract from the overall appearance of the development and that signage is not obtrusive.
- It is now necessary to go to the bylaw that was in effect on August 17, 1992, and reference Schedule 79D of that bylaw. Refer to the Archived Land Use Bylaws list at www.edmonton.ca/temporarysigns under the How Do I Obtain the Service? heading.



www.edmonton.ca/bylaws_licences/temporary-signs.aspx

Zoning Bylaw 12800). To determine the date and the relevant regulations, refer to the DC2 process below.

Edmonton Zoning Bylaw Section 2.7: Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any reference in a Direct Control District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

Direct Control (DC) Details

- DC2 process example: DC2 (808)
- B DC2 Site Specific Development Control Provision

Archived Land Use Bylaws (LUBs):

- Zoning Bylaw January 2013
- Zoning Bylaw July 2012
- Zoning Bylaw April 2009
- 🛛 🔀 Zoning Bylaw January 2009
- Zoning Bylaw January 2008
- Zoning Bylaw January 2007
- Zoning Bylaw May 2003
- Zoning Bylaw July 2002
- Zoning Bylaw June 2001

Dec. 12, 1988

- 1999 LUB 5996 Section 79 Consolidation Dec. 15, 1999
 (Note: this section refers only to sign regulations)
 1988 LUB 5996 Office Consolidation No. 8,
- 11. In this case refer to: 1988 LUB 5996 Office Consolidation No. 8, Dec. 12, 1988

On page c74 reference Sign Schedule 79D.2(2):

2) Portable signs and balloon signs shall comply with the general provisions and use regulations for portable and balloon signs of Section 79.9.

On page c61:

- **79.9(3)(b)(iii)**: The use of portable signs and balloon signs for business identification, local advertising and general advertising within Commercial and Industrial Districts shall comply with the following provisions:
- A) One portable sign and one balloon sign shall be allowed for each 30 m (98.4 ft.) of frontage of a business premise or multiple occupancy development provided that not more than one portable sign and one balloon sign shall be displayed on any site.
- 12. Please review *Section 79 Sign Regulations* for additional information related to signs. (*On pages c40 to c84*)